

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JEROME HAUER, SP 2010-MV-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 18.0 ft. from front lot line and 13' -1" from side lot line. Located at 7850 Southdown Rd. on approx. 16,474 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((18)) B2. Ms. Gibb moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 9, 2011; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. The applicant presented testimony that this application complies with the required Sect. 8-922.
3. The staff report is favorable.
4. The applicant has been thoughtful about the addition.
5. The addition cannot be placed in the backyard because of the steep topography.
6. An effort was being made to save trees, lessen the impact on the adjacent neighbor, and to reduce the impervious surface on the lot.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (approximately 2,190 square feet) of the addition, as shown on the plat prepared by Raymond A. Novitske, Architect, Novitske Architects, dated August 1, 2010 and revised through November 8, 2010, submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (4,234 square feet existing + 6,351 square feet (150%) = 10,585 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the

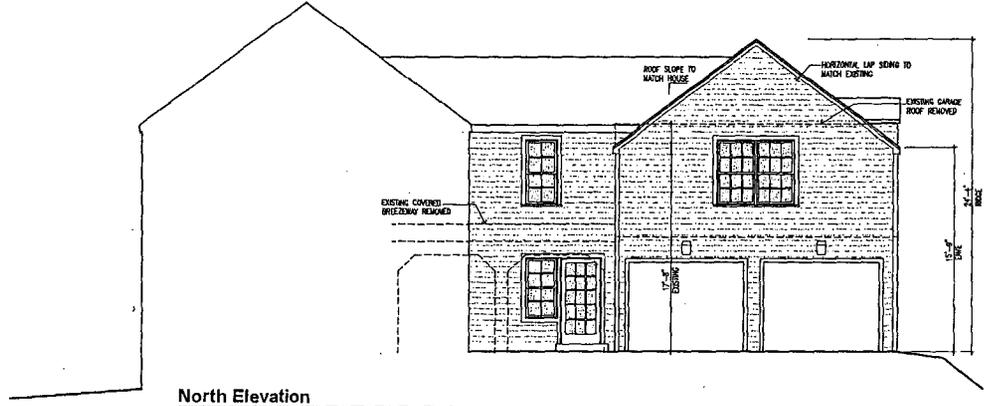
purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.

4. The addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. Prior to commencement of and during the entire construction process, tree protective fencing shall be installed between the proposed garage location and the limits of clearing and grading at the southern and eastern property boundary. Tree protection fencing in the form of 14-gauge welded wire fence mounted on steel posts shall be installed at the limits of clearing and grading. The applicant shall monitor the site to ensure that inappropriate activity such as the storage of construction equipment does not occur within the tree save areas.
6. Prior to the issuance of a building permit, the applicant shall obtain approval of land disturbance calculations as determined by the Department of Public Works and Environmental Services (DPWES). If the applicant is required to provide Stormwater Management (SWM) and/or Best Management Practices (BMP) facilities and those facilities cannot be provided in substantial conformance with the Special Permit (SP) Plat, then a special permit amendment (SPA) shall be filed to provide applicable water quantity and quality control measures as determined by DPWES.

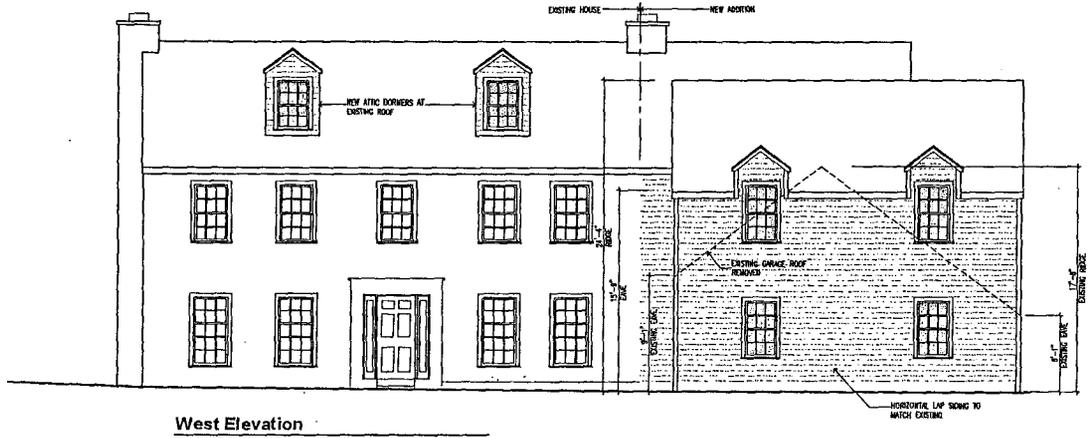
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Hart seconded the motion, which carried by a vote of 4-0. Mr. Ribble, Mr. Byers, and Mr. Smith were absent from the meeting.



North Elevation



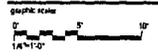
West Elevation

Hauer Residence
 Architects & Associates

7850 Southwester Road
 Alexandria, Virginia 22308

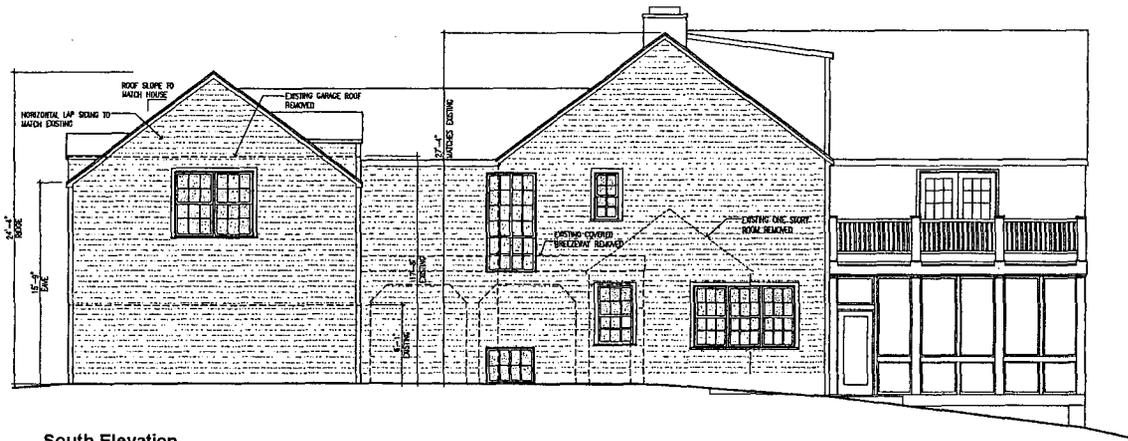
NOVITSKE ARCHITECTS

201 North Fairfax Street - Suite 33
 Alexandria VA 22314
 703.535.2938 • 703.535.8840 fax



project:	14713
phase:	3 partial Permit Drawings
date:	1 July 2010
revision:	

Proposed
 Exterior Elevations



South Elevation



East Elevation

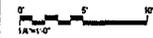
Hauer Residence
Additions & Alterations

7856 Southtown Road
Alexandria, Virginia 22308

NOVITSKE ARCHITECTS

201 North Fairfax Street • Suite 22
Alexandria VA 22314
703.535.7899 • 703.535.8840 fax

Graphic Scale



Project: 14473

Phase: Special Permit Drawings

Date: 1 July 2010

Revised:

Proposed
Exterior Elevations

A2